

# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction VISALIA

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044**

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## *Housing Element Implementation*

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**Jurisdiction** VISALIA

**Reporting Period** 01/01/2015 - 12/31/2015

**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure  R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
6419 W. Vine Ave.	SF	Owner	0	0	1	0	1	0			4 br. Size and assessed valuation \$203,00 meets Median income affordability threshold for family of five.
2711 N. Boise	SF	Owner	0	0	1	0	1	0			4BR Assessed valuation of \$229,345 meets affordability for Median income family of five.
2339 N. Park Ct.	SF	Owner	0	0	1	0	1	0			3BR AV \$183,277,meets Moderate income affordability four.
1401 N. Divisadero	SF	Owner	0	0	1	0	1	0			four BR AV \$180,000. Meets Moderate income threshold for family of five.
6426 W. Vine	SF	Owner	0	0	1	0	1	0			3BR AV \$1203,600. Meets MOderate

[illegible]

3943 E. Cherry	SF	Owner	0	0	1	0	1	0			3 BR, AV \$182,580, meets Moderate affordability criteria for 4 member household
3931 E. Cherry	SF	Owner	0	0	1	0	1	0			4 BR, AV \$216,110 meets Moderate affordability criteria for 5 member household
3435 W. Perez	SF	Owner	0	0	1	0	1	0			4 BR, AV \$226,482, meets Moderate affordability criteria for 5 member household
3525 W. Perez	SF	Owner	0	0	1	0	1	0			4 BR, AV \$226,482, meets Moderate affordability criteria for 5 member household
1834 N. Leila	SF	Owner	0	0	1	0	1	0			4 BR, AV \$226,482, meets Moderate affordability criteria for 5 member household
4013 E. Laura	SF	Owner	0	0	1	0	1	0			4BR, AV \$223,006, meets Moderate affordability criteria for 5 member household
2816 W. Stewart	SF	Owner	0	0	1	0	1	0			4 BR, AV \$231,547, meets Moderate affordability criteria for 5 member household
6532 W. Vine	SF	Owner	0	0	1	0	1	0			4 BR, AV \$231,697, meets Moderate affordability criteria for 5 member household
3050 N. Kayenta	SF	Owner	0	0	1	0	1	0			4 BR, AV \$227,625, meets Moderate affordability criteria for 5 member household
3030 N. Kayenta	SF	Owner	0	0	1	0	1	0			4 BR, AV \$227,626, meets Moderate affordability criteria for 5 member household
3118 N. Kayenta	SF	Owner	0	0	1	0	1	0			3 BR, AV \$158,703, meets Moderate affordability criteria for 4 member household
3115 N. Memory	SF	Owner	0	0	1	0	1	0			4 BR, AV \$223,111, meets Moderate affordability criteria for 5 member household

6533 W. Vine	SF	Owner	0	0	1	0	1	0			3 BR, AV \$185,097, meets Moderate affordability criteria for 4 member household
6634 W. Vine	SF	Owner	0	0	1	0	1	0			4 BR, AV \$208,807, meets Moderate affordability criteria for 5 member household
3020 Memory	SF	Owner	0	0	1	0	1	0			3 BR, AV \$159,986, meets Moderate affordability criteria for 4 member household
1719 N. Silvervale	SF	Owner	0	0	1	0	1	0			4 BR, AV \$223,006, meets Moderate affordability criteria for 5 member household
1725 N. Silvervale	SF	Owner	0	0	1	0	1	0			3 BR, AV \$205,547, meets Moderate affordability criteria for 4 member household
3932 N. Cherry	SF	Owner	0	0	1	0	1	0			4 BR, AV \$214,766, meets Moderate affordability criteria for 5 member household
3949 N. Cherry	SF	Owner	0	0	1	0	1	0			3 BR, AV \$182,542, meets Moderate affordability criteria for 4 member household
3967 E. Country	SF	Owner	0	0	1	0	1	0			3 BR, AV \$182,548, meets Moderate affordability criteria for 4 member household
4719 Oakridge	SF	Owner	0	1	0	0	1	0			1 BR, AV \$79,980, meets Low affordability criteria for 2 member household
6643 W. Vine	SF	Owner	0	0	1	0	1	0			3 BR, AV \$183,613, meets Moderate affordability criteria for 4 member household
343 S. Holland	SF	Owner	0	0	1	0	1	0			3 BR, AV \$150,000, meets Moderate affordability criteria for 4 member household
2721 W. Cecil	SF	Owner	0	0	1	0	1	0			4 BR, AV \$231,547, meets Moderate affordability criteria for 5 member household

2546 W. Stewart	SF	Owner	0	0	1	0	1	0			4 BR, AV \$231,547, meets Moderate affordability criteria for 5 member household
3136 N. Kayenta	SF	Owner	0	0	1	0	1	0			4 BR, AV \$199,852, meets Moderate affordability criteria for 5 member household
4025W. Prescott	SF	Owner	0	0	1	0	1	0			3 BR, AV \$199,692, meets Moderate affordability criteria for 4 member household
2835 W. Stewart	SF	Owner	0	0	1	0	1	0			4 BR, AV \$231,547, meets Moderate affordability criteria for 5 member household
6613 W. Vine	SF	Owner	0	0	1	0	1	0			4 BR, AV \$229,345, meets Moderate affordability criteria for 5 member household
3940 E. Cherry	SF	Owner	0	0	1	0	1	0			4 BR, AV \$220,747, meets Moderate affordability criteria for 5 member household
3963 E. Country	SF	Owner	0	0	1	0	1	0			3 BR, AV \$181,240, meets Moderate affordability criteria for 4 member household
6625 W. Vine	SF	Owner	0	0	1	0	1	0			4 BR, AV \$229,345, meets Moderate affordability criteria for 5 member household
2714 S. Encina	SF	Owner	1	0	0	0	1	0			3 BR, AV \$80,000, meets Very Low affordability criteria for 4 member household
2945 SE Sunnyside	SF	Owner	0	0	1	0	1	0			3 BR, AV \$194,608, meets Moderate affordability criteria for 4 member household
2638 W. Stewart	SF	Owner	0	0	1	0	1	0			3 BR, AV \$174,471, meets Moderate affordability criteria for 4 member household
6641 W. Perez	SF	Owner	0	0	1	0	1	0			3 BR, AV \$207,338, meets Moderate affordability criteria for 4 member household

6612 W. Vine	SF	Owner	0	0	1	0	1	0			3 BR, AV \$183,459, meets Moderate affordability criteria for 4 member household
6611 W. Perez	SF	Owner	0	0	1	0	1	0			3 BR, AV \$207,408, meets Moderate affordability criteria for 4 member household
3550 W. Buena Vista	SF	Owner	0	0	1	0	1	0			3 BR, AV \$205,547, meets Moderate affordability criteria for 4 member household
2538 W. Connelly	SF	Owner	0	0	1	0	1	0			4 BR, AV \$231,547, meets Moderate affordability criteria for 5 member household
1803 N. Silvervale	SF	Owner	0	0	1	0	1	0			4 BR, AV \$214,584, meets Moderate affordability criteria for 5 member household
3438 W. Perez	SF	Owner	0	0	1	0	1	0			4BR, AV \$226,566, meets Moderate affordability criteria for 5 member household
3551 W. Perez	SF	Owner	0	0	1	0	1	0			4 BR, AV \$228,246, meets Moderate affordability criteria for 5 member household
3910 E. Evergreen	SF	Owner	0	0	1	0	1	0			3 BR, AV \$170,559, meets Moderate affordability criteria for 4 member household
3924 E. Evergreen	SF	Owner	0	0	1	0	1	0			3 BR, AV \$182,584, meets Moderate affordability criteria for 4 member household
3952 E. Country	SF	Owner	0	0	1	0	1	0			3 BR, AV \$182,307, meets Moderate affordability criteria for 4 member household
3957 E. Country	SF	Owner	0	0	1	0	1	0			4 BR, AV \$223,006, meets criteria for Moderate Income for 5 member household
3117 N. Kayenta	SF	Owner	0	0	1	0	1	0			4 BR, AV \$227,625, meets criteria for Moderate Income for 5 member household

6635 W. Vine	SF	Owner	0	0	1	0	1	0			4 BR, AV \$231,697, meets Moderate affordability criteria for 5 member household
3120 N. Fontana	SF	Owner	0	0	1	0	1	0			3 BR, AV \$158,703, meets Moderate affordability criteria for 4 member household
3128 N. Fontana	SF	Owner	0	1	0	0	1	0			4 BR, AV \$199,852, meets Low affordability criteria for 5 member household
3033 SE Sunnyside	SF	Owner	0	0	1	0	1	0			3 BR, AV \$195,313, meets Moderate affordability criteria for 4 member household
3021 SE Sunnyside	SF	Owner	0	0	1	0	1	0			3 BR, AV \$176,184, meets Moderate affordability criteria for 4 member household
3013 SE Sunnyside	SF	Owner	0	1	0	0	1	0			4 BR, AV \$182,548, meets Low affordability criteria for 5 member household
3009 SE Sunnyside	SF	Owner	0	1	0	0	1	0			4 BR, AV \$173,352, meets Low affordability criteria for 5 member household
1707 Silvervale	SF	Owner	0	0	1	0	1	0			4 BR, AV \$216,096, meets Moderate affordability criteria for 5 member household
3924 E. Harter Ave.	SF	Owner	0	0	1	0	1	0			4 br unit AV \$228,162, meets affordability criteria for 5 member household.
3532 W. Vine	SF	Owner	0	0	1	0	1	0			4 BR, AV \$226,482, Meets affordability criteria for 5 member household
3547 E. Buena Vista	SF	Owner	0	0	1	0	1	0			4 BR, AV \$216,110, meets affordability criteria for 5 member household
6439 W. Vine	SF	Owner	0	0	1	0	1	0			4 BR, AV \$210,529, meets affordability criteria for 5 member household



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3923 E. Cherry	SF	Owner	0	0	1	0	1	0			3 BR, AV \$182,370, meets Moderate affordability criteria for 4 member household
1108 S. Liberty	SF	Owner	0	1	0	0	1	0			5 BR, AV \$163,626, meets Low affordability criteria for 6 member household
3112 SE Sunnyside	SF	Owner	0	0	1	0	1	0			3 BR, AV \$204,196, meets Moderate affordability criteria for 4 member household
6346 W. Lark	SF	Owner	0	0	1	0	1	0			5 BR, AV \$271,003, meets Low affordability criteria for 6 member household
3943 W. Payson	SF	Owner	0	0	1	0	1	0			5 BR, AV \$240,108, meets Moderate affordability criteria for 6 member household
3026 N. Winslow	SF	Owner	0	0	1	0	1	0			3 BR, AV \$158,703, meets Moderate affordability criteria for 4 member household
2511 W. Cecil	SF	Owner	0	0	1	0	1	0			4 BR, AV \$231,547, meets Moderate affordability criteria for 5 member household
3125 N. Kayenta	SF	Owner	0	0	1	0	1	0			3 BR, AV \$158,703, meets Moderate affordability criteria for 4 member household
3137 N. Kayenta	SF	Owner	0	0	1	0	1	0			3br , AV \$159,986, Meets Moderate income criteria for 4 member household
2321 N. Dolner	SF	Owner	1	0	0	0	1	0			3 br, AV \$72,296, Meets Extremely low criteria for 4 member household
2614 W. Connelly	SF	Owner	0	0	1	0	1	0			3 br, AV 174,471, Meets Moderate income criteria for 4 member household.
115 E. Main	5+	Renter	0	5	0	0	5	0			Mixed use conversion of upper floors housing over commercial
2204-2206 W. Lark	2 to 4	Renter	0	2	0	0	2	0			duplex units

[illegible]

[illegible]

1047 E. Monte Verde	SF	Owner	0	0	1	0	1	0			4 BR, AV \$185,113, meets criteria for Moderate Income for 5 member household
1011 E. Monte Verde	SF	Owner	0	0	1	0	1	0			4 BR, AV \$205,110, meets criteria for Moderate Income for 5 member household
3930 W. Prescott	SF	Owner	0	0	1	0	1	0			3 BR, AV \$158,703, meets criteria for Moderate Income for 4 member household
3925 E. Evergreen	SF	Owner	0	0	1	0	1	0			4 BR, AV \$220,990, meets criteria for Moderate Income for 5 member household
1136 E. Copper	SF	Owner	0	0	1	0	1	0			3 BR, AV \$185,761, meets criteria for Moderate Income for 4 member household
1135 E. Copper	SF	Owner	0	0	1	0	1	0			3 BR, AV \$195,229, meets criteria for Moderate Income for 4 member household
2931 W. Lark	SF	Owner	1	0	0	0	1	0			4 BR, AV \$115,203, meets criteria for Very Low Income for 5 member household
3008 W. Lark	SF	Owner	1	0	0	0	1	0			4 BR, AV \$115,203, meets criteria for Very Low Income for 5 member household
3500 W. Perez	SF	Owner	0	0	1	0	1	0			4 BR, AV \$189,293, meets criteria for Moderate Income for 5 member household
3522 W. Perez	SF	Owner	0	0	1	0	1	0			4 BR, AV \$226,482, meets criteria for Moderate Income for 5 member household
1833 N. Silvervale	SF	Owner	0	0	1	0	1	0			4 BR, AV \$205,547, meets criteria for Moderate Income for 5 member household
1637 N. Silvervale	SF	Owner	0	0	1	0	1	0			3 BR, AV \$205,547, meets criteria for Moderate Income for 4 member household

3113 E. Beech	SF	Owner	0	0	1	0	1	0			4 BR, AV \$215,950, meets criteria for Moderate Income for 5 member household
2307 N. Park	SF	Owner	1	0	0	0	1	0			3 BR, AV \$72,296, meets criteria for Extremely Low Income for 4 member household
6623 W. Perez	SF	Owner	0	0	1	0	1	0			4 BR, AV \$209,652, meets criteria for Moderate Income for 5 member household
3036 N. Memory	SF	Owner	0	0	1	0	1	0			3 BR, AV \$159,986, meets criteria for Moderate Income for 4 member household
1124 E. Copper	SF	Owner	0	0	1	0	1	0			4 BR, AV \$185,113, meets criteria for Moderate Income for 5 member household
2031 N. Stokes	SF	Owner	0	0	1	0	1	0			4 BR, AV \$229,345, meets criteria for Moderate Income for 5 member household
2532 S. Grand	SF	Owner	0	0	1	0	1	0			3 BR, AV \$182,370, meets criteria for Moderate Income for 4 member household
3937 E. Evergreen	SF	Owner	0	0	1	0	1	0			3 BR, AV \$181,026, meets criteria for Moderate Income for 4 member household
3961 E. Evergreen	SF	Owner	0	0	1	0	1	0			4 BR, AV \$216,110, meets criteria for Moderate Income for 5 member household
2510 S. Grand	SF	Owner	0	0	1	0	1	0			4 BR, AV \$216,110, meets criteria for Moderate Income for 5 member household
3945 E. Evergreen	SF	Owner	0	0	1	0	1	0			4 BR, AV \$223,006, meets criteria for Moderate Income for 5 member household
3942 E. Evergreen	SF	Owner	0	0	1	0	1	0			3 BR, AV \$170,568, meets criteria for Moderate Income for 4 member household

[illegible]

3958 E. Evergreen	SF	Owner	0	0	1	0	1	0			3 BR, AV \$181,026, meets criteria for Moderate Income for 4 member household
2155 N. Lindsay	SF	Owner	0	0	1	0	1	0			3 BR, AV \$185,097, meets criteria for Moderate Income for 4 member household
2117 N. Stokes	SF	Owner	0	0	1	0	1	0			4 BR, AV \$209,173, meets criteria for Moderate Income for 5 member household
2911 S. Cotta	SF	Owner	0	0	1	0	1	0			3 BR, AV \$185,761, meets criteria for Moderate Income for 4 member household
2016 S. Grand	SF	Owner	0	0	1	0	1	0			4 BR, AV \$214,766, meets criteria for Moderate Income for 5 member household
2850 S. Oakhurst	SF	Owner	0	0	1	0	1	0			4 BR, AV \$185,761, meets criteria for Moderate Income for 5 member household
2844 S. Oakhurst	SF	Owner	0	0	1	0	1	0			3 BR, AV \$195,229, meets criteria for Moderate Income for 4 member household
(9) Total of Moderate and Above Moderate from Table A3					132	367					
(10) Total by Income Table A/A3			9	106	132	367					
(11) Total Extremely Low-Income Units*			0								



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**Jurisdiction** VISALIA

**Reporting Period** 01/01/2015 - 12/31/2015

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	7	9	16	VL= 2 SFR, 5MFR L=9 SFR
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	7	9	16	

\* Note: This field is voluntary

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**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	367	0	0	0	0	367	0

\* Note: This field is voluntary

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## *Housing Element Implementation*

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**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	0	9	0	0	0	0	0	0	0	0	9	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	0	106	0	0	0	0	0	0	0	0	106	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		0	132	0	0	0	0	0	0	0	0	132	0
Above Moderate		0	367	0	0	0	0	0	0	0	-	367	0
Total RHNA by COG. Enter allocation number:		0	614	0	0	0	0	0	0	0	0	614	0
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
All Programs from 2014 Annual Report	No changes or new programs added or deleted from 2014 Annual report.	Ongoing	No changes or new programs added or deleted from 2014 Annual report.

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### General Comments:

Housing affordability calculations derived from the Home Affordability Calculator - Infomortgage.org. Standard entries for each calculation are 5% down, 4% interest, 30 year loan. Household non-housing debt included as standard 10% of income. Income based on 2015 HCD income levels for Tulare County.

Please note Table B should reflect 2015 totals as follows: 3 VL Non-deed restricted, 7 deed restricted, 113 Low income non-deed restricted, 9 deed restricted, 2 Extremely Low income non-deed restricted.